

FACTSHEET

TITLE: **SPECIAL PERMIT NO. 1762A, VINTAGE HEIGHTS 3RD ADDITION COMMUNITY UNIT PLAN**, requested by Engineering Design Consultants on behalf of Hampton Development Services, for approximately 946 dwelling units, with variances to the front yard setbacks, lot width and lot area, on property generally located at South 91st Street and Pine Lake Road.

STAFF RECOMMENDATION: Conditional approval.

ASSOCIATED REQUESTS: Annexation No. 02009 (03-23); Change of Zone No. 3374 (03-24); and Vintage Heights 3rd Addition Preliminary Plat No. 02017 (03R-34).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 11/27/02
Administrative Action: 11/27/02

RECOMMENDATION: Conditional Approval (7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent).

FINDINGS OF FACT:

1. This amendment to the community unit plan and the associated annexation, change of zone and preliminary plat were heard at the same time before the Planning Commission on November 27, 2002.
2. The applicant is requesting the following waivers on the community unit plan:
 - A. Front yard setback from 30 feet to 5 feet for lots as shown on the site plan
 - B. Average lot width from 40 feet to 27 feet
 - C. Lot area from 5,000 sq. ft. to 2,680 sq. ft.
3. The staff recommendation of conditional approval, including approval of the requested waivers, is based upon the "Analysis" as set forth on p.4-5, concluding that the proposal, with conditions of approval, is in conformance with the Comprehensive Plan and complies with the Zoning and Subdivision Ordinances.
4. The applicant's testimony is found on p.7. The applicant agreed with the staff recommendation and conditions of approval.
5. There was no testimony in opposition.
6. On November 27, 2002, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend conditional approval, including approval of the requested waivers. The conditions of approval are found on p.6-7.
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been submitted by the applicant, approved by the reviewing departments and the revised site plan is attached (p.12).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: January 27, 2003

REVIEWED BY: _____

DATE: January 27, 2003

REFERENCE NUMBER: FS\CC\2003\SP.1762A Vintage Heights 3rd CUP

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Vintage Heights 3rd Addition **DATE:** November 14, 2002
Annexation #02009
Change of Zone #3374
Special Permit #1762A
Preliminary Plat #02017

****As Revised by Planning Commission: 11/27/02****

SCHEDULED PLANNING COMMISSION MEETING: **DATE:** November 27, 2002

PROPOSAL: To annex 7.1 acres, preliminary plat 182 lots and amend the special permit for 946 dwelling units and expand the boundaries of the special permit to include the area of the preliminary plat.

WAIVER REQUEST:

Special permit waivers

Front yard setbacks from 30 to 5 feet for lots as shown on the site plan.

Average lot width from 40' to 27'

Lot area from 5,000 to 2,680

LAND AREA:	Annexation/Change Of Zone:	7.1 acres, more or less
	Special Permit:	289.3 acres, more or less
	Preliminary Plat:	38.3 acres, more or less

CONCLUSION: With conditions the request is in conformance with the 2025 Comprehensive Plan, Zoning and Subdivision ordinances.

RECOMMENDATION:

<u>Special Permit, Preliminary Plat:</u>	<u>Conditional Approval</u>
<u>Annexation, Change of Zone:</u>	<u>Approval</u>
<u>Front yard setbacks from 30 to 5 feet for lots as shown on the site plan</u>	<u>Approval</u>
<u>Average lot width from 40' to 27'</u>	<u>Approval</u>
<u>Lot area from 5,000 to 2,680</u>	<u>Approval</u>
To allow double frontage lots	<u>**Revised to Approval by staff on 11/27/02**</u> Denial
Lot depth to width ratio	Approval
Sidewalks on south side of Venice Court	Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Annexation/

Change of Zone: Lot 63 Irregular Tract

Special Permit: Lots 4, 37, 43, 56, 59, 61, 63, and 64 Irregular Tracts, Vintage Heights 6th -11th Additions

Preliminary Plat: Lots 4, 63, 64 Irregular Tracts

LOCATION: Generally located at 91st and Pine Lake Road

APPLICANT: Hampton Development Services
Mr. Robert Hampton
3600 Village Drive, Suite #140
Lincoln, Ne 68516
Phone # (402) 434-5650

OWNER: Same

CONTACT: Paula Dicero
Engineering Design Consultants
630 N. Cotner Blvd., Suite 105
Lincoln, NE 68505
(402)464-4011

EXISTING ZONING: Lot 63 IT is AG, Agricultural, remainder is R-3, Residential

EXISTING LAND USE: Undeveloped and residential

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped, residential	AGR, Agricultural Residential, R-3, Residential
South:	Undeveloped, acreage	AG, Agricultural, B-5, Planned Regional Business
East:	Residential	R-3, Residential, AG, Agricultural
West:	Residential	R-3, Residential, AGR, Agricultural Residential

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential in the 2025 Comprehensive Plan (F-25).

The Southeast Lincoln/Highway 2 Subarea Plan shows this area as S.R., Special Residential (page 8). Special Residential could include “churches, domiciliary care facilities, retirement apartments, child care facilities, townhomes or other uses permitted by special permit in residential districts (page 10)”.

Overall Guiding Principles of Residential of the 2025 Comprehensive Plan indicates that affordable housing be “distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood” (page F-65).

Guiding Principles for New Neighborhoods of the 2025 Comprehensive Plan states that “sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards or the Community Unit Plan process” (page F-66) to maximize access and mobility to provide alternatives to the automobile, and that “similar housing types face each other: single family faces single family” (page F-67).

Strategies for New Residential Areas of the 2025 Comprehensive Plan states that developments should encourage “more efficient residential and commercial development to make greater utilization of the community’s infrastructure” (page F-72).

HISTORY:

Date when preliminary plat was submitted:	August 8, 2002
Date when Planning Director’s letter was sent:	September 6, 2002
Date when revised preliminary plat was submitted:	October 2, 2002

On September 27, 1999 Preliminary Plat #99002, Special Permit #1762 Comprehensive Plan Amendment #94-34, Annexation #99005, Change of Zone #3168 was approved by the City Council.

On August 3, 1998, the area to the north of this area was rezoned from AG to R-3, Vintage Heights 1st Addition Preliminary Plat, and CUP were approved by the City Council.

On July 14, 1997, Vintage Heights Preliminary Plat #97002, Change of Zone #3045 from AG to R-3, and Comprehensive Plan Amendment #94-17 to include area in phase I were approved by the City Council.

The area was converted from AA, Single Family Dwelling to AGR, Agricultural Residential during the 1979 zoning update.

UTILITIES: Utilities exist in Pine Lake Road and are extended to this development from the existing Vintage Heights.

TRAFFIC ANALYSIS: Pine Lake Road is classified as an Urban Minor Arterial. S. 91st Street and other streets in the development are local streets.

PUBLIC SERVICE: The nearest fire station is located at 2201 S. 84th Street.

ANALYSIS:

1. This is a request to annex, change the zone from AG, Agricultural to R-3, Residential, preliminary plat, and amend the CUP for Vintage Heights.

2. 961 dwelling units were approved with the previous community unit plan. This amendment proposes to decrease the number of approved dwelling units to allow a total of 946 units.
3. The Public Works & Utilities Department had the following comments:
 1. Sanitary sewer and water mains are satisfactory. The revisions to the drainage and grading plan raise an additional concern, the sanitary sewer in the northeast corner of the plat between 90th and 91st Street. The location is shown at the bottom of a drainage ditch with the required easement on the steep side slopes. This is unsatisfactory and a specific 30' easement is required for this sewer. The blanket easement is unsatisfactory.
 2. The plan still shows drainage flowing from the edge of pavement to the property line rather than the property line to the pavement along Pine Lake Road as required by design standards.
 3. The grading information provided in the NE corner of the plat is unsatisfactory. The plan shows grading a 30' wide swale over the storm sewer in the 91st Street right-of-way. Grading and sidewalk grades in S 91st Street will not be altered. Without the regrading of the right-of-way, it appears that lots to the north will be flooded in the 100 year event. This is unsatisfactory.
 4. Design standards require low flow liners or other means to provide a stable grade or hardened bottom along open drainage channels. None are shown. The bottom of the proposed channel along the north side of the plat is adjacent to platted lots. These lots should be protected up to a 100 year storm. Opening elevations for houses must be shown for lots adjacent to the open drainage channels.
 5. Public Works & Utilities Department still recommends the private driveway east of S. 88th Street be built as a private roadway. Block length requirements as well as potential traffic numbers require a private roadway with Public Works indicating there will not be a median opening in Pine Lake Road at S. 91st Street. More traffic from the townhouse area will use S. 88th Street.
 6. The north-south portion of Venice Court as it intersects the east-west portion is in violation of the platform requirement and must be revised. Venice Court does not have a permanent turn around as per subdivision ordinance requirements.
 7. S. 88th Street is shown with wider pavement and right-of-way per Public Works & Utilities Department comments. All improvement costs will be paid by the developer. The letter of applications speaks to objections to S. 91st Street changes. Public Works & Utilities Department has not requested changes to S. 91st Street at Pine Lake Road but was pointing out to the developer that a median opening will not likely be provided on Pine Lake Road for S. 91st Street in Vintage Heights.
4. The application is in conformance with the 2025 Comprehensive Plan and the Southeast Subarea Plan.

5. A sidewalk connection S. 90th Place to S. 91st Street should be provided for maximum mobility and access. Sidewalks on all sides of public streets and private roadways must also be provided for mobility and access. The applicant requested a waiver to sidewalks on one side of Venice Court. This is not in conformance with the 2025 Comprehensive Plan or the Subdivision Ordinance and should be revised to comply.
6. Public Works & Utilities Department indicated that the intersection platform for the north-south portion of Venice Court as it intersects the east-west portion and Venice Court are not in conformance with the Subdivision Ordinance. Waivers were not requested nor advertised so these waivers cannot be considered at this time.

Special Permit CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to show:
 - 1.1.1 All conditions of the preliminary plat.
2. This approval permits 946 dwelling units and variances to the front yard setbacks from 30 to 5 feet for lots as shown on the site plan, average lot width, and lot area.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies and the plans are acceptable:
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.

- 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner
Planner

**ANNEXATION NO. 02009;
CHANGE OF ZONE NO. 3374,
SPECIAL PERMIT NO. 1762A,
AMENDMENT TO THE VINTAGE HEIGHTS 3RD ADDITION C.U.P.;
and
PRELIMINARY PLAT NO. 02017,
VINTAGE HEIGHTS 3RD ADDITION**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

November 27, 2002

Members present: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn; Duvall and Taylor absent.

Staff recommendation: Approval of the annexation and change of zone; and conditional approval of the community unit plan and preliminary plat.

Becky Horner of Planning staff submitted a revised staff recommendation to approve the waiver to allow double frontage lots.

Proponents

1. Brian Carstens appeared on behalf of the developer for this mutli-family area. He agreed with the staff recommendation and conditions of approval, except Condition #1.1.8, which he requested be amended to add language, "or extend Venice Court to the north to Sicily Lane." This will eliminate the T-turnaround and extend the street straight through reducing the project by two units. There was no testimony in opposition.

For clarification and future reference, Steward asked staff to explain the recommendation to allow the double frontage lots. Horner stated that it was the staff's understanding that there were single family lots adjacent to the east of this area. Staff now understands that there is an 80' overhead transmission line easement and it is more appropriate to allow the double frontage lots with that transmission line easement. The transmission line easement is on the 91st Street right-of-way.

Horner agreed with the applicant's proposal to amend Condition #1.1.8.

Public hearing was closed.

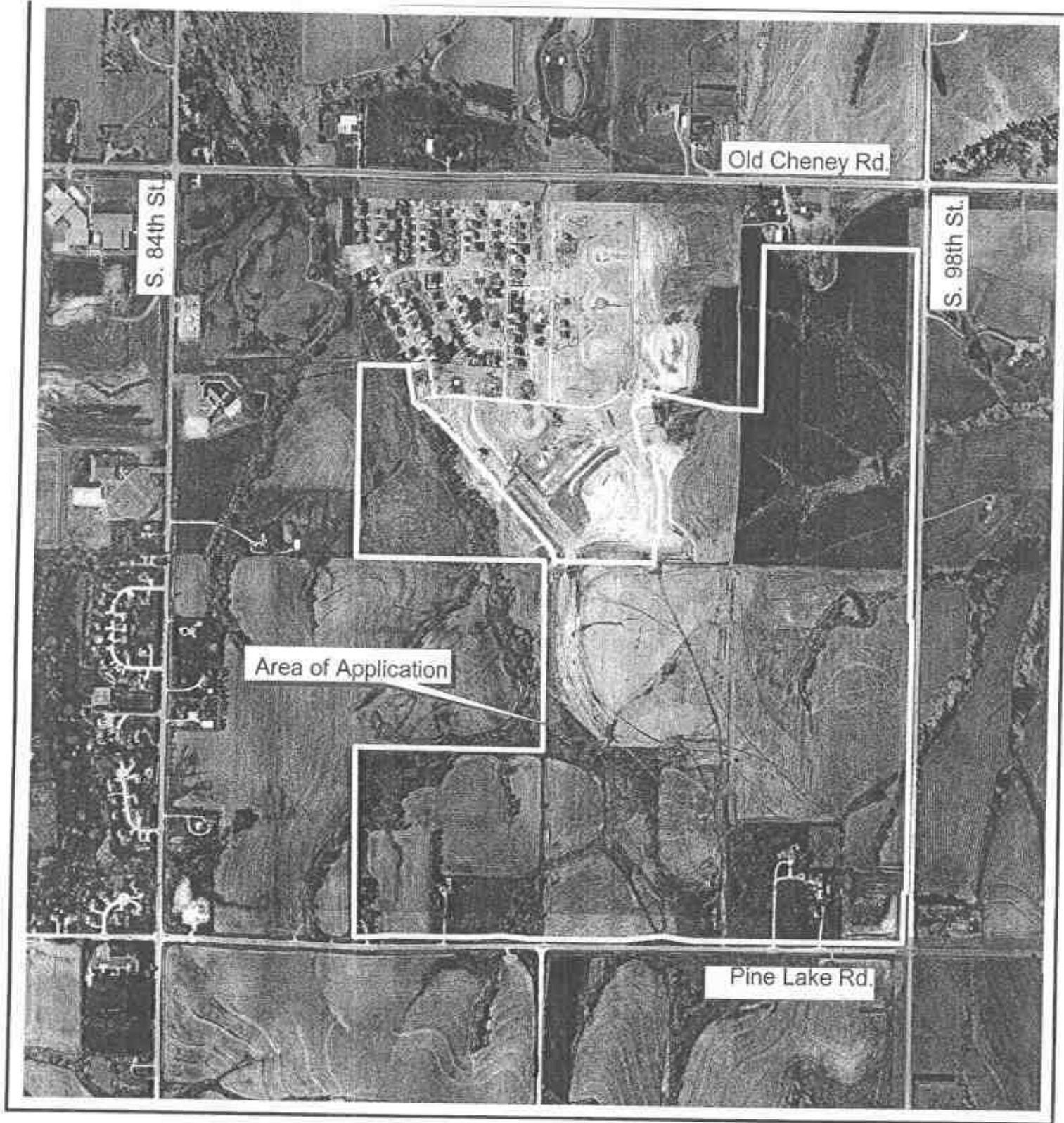
SPECIAL PERMIT NO. 1762A

AMENDMENT TO THE VINTAGE HEIGHTS 3RD ADDITION C.U.P.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

November 27, 2002

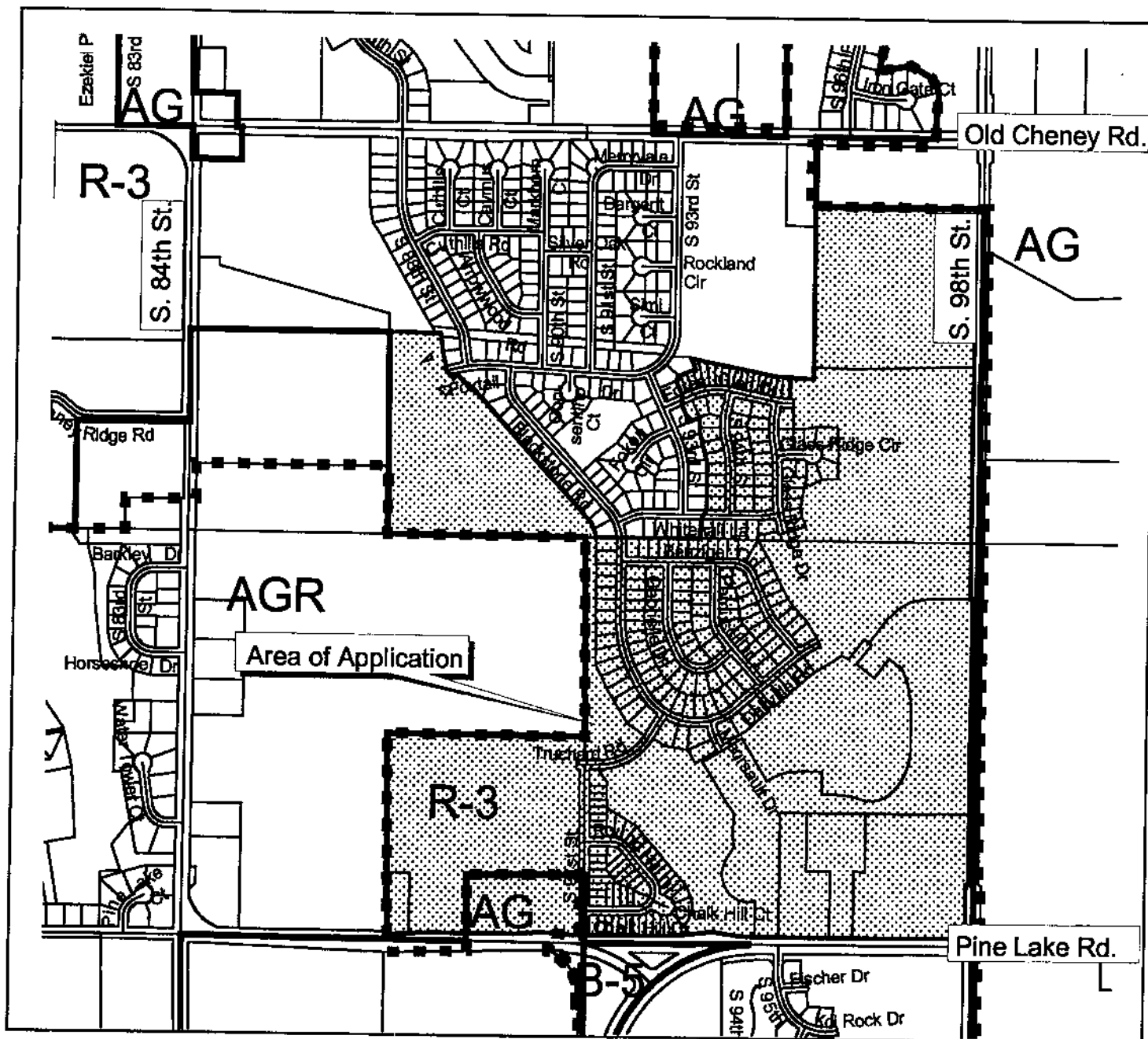
Steward moved to approve the staff recommendation of conditional approval, as revised, seconded by Larson and carried 7-0: Steward, Larson, Krieser, Bills-Strand, Carlson, Newman and Schwinn voting 'yes'; Duvall and Taylor absent.



Special Permit #1762A
Vintage Heights 3rd
S. 91st & Pine Lake



010



Special Permit #1762A Vintage Heights 3rd S. 91st & Pine Lake

Zoning:

- R-1 to R-3 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- I-1 Interstate Commercial District
- I-2 Highway Business District
- I-3 Highway Commercial District
- I-4 General Commercial District
- I-5 Industrial District
- I-6 Industrial Park District
- E-1 Employment Center District
- P-1 Public Use District

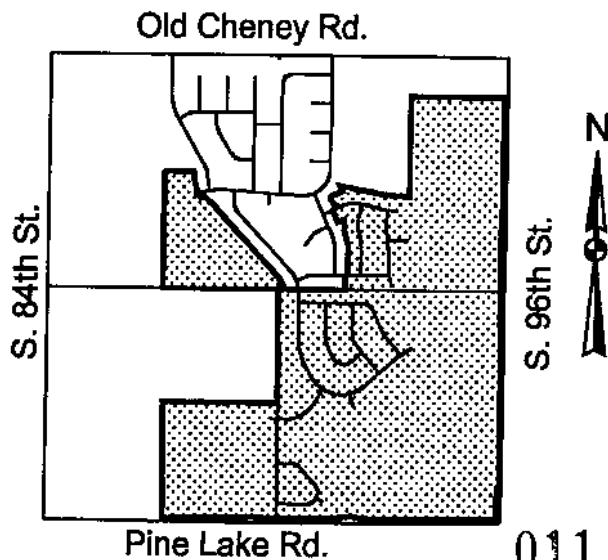
One Square Mile
Sec. 14 T9N R7E



Zoning Jurisdiction Lines



City Limit Jurisdiction



011



BRIAN D. CARSTENS & ASSOCIATES
LAND USE PLANNING
RESIDENTIAL & COMMERCIAL DESIGN

801 OLD CHEROKEE ROAD
LINCOLN, NE 68512
TEL: (402) 441-4444
FAX: (402) 441-4444

ALLEGRI TERRACE
AT
VINTAGE HEIGHTS
3RD ADDITION
SPECIAL PRELIMINARY
UNIT PLAN
#1702A

PRELIMINARY
PLAT
#20217
AND
CHANGE OF
ZONE
#37A
SOUTH 91ST &
PINE LAKE ROAD
LINCOLN, NE

SITE
PLAN



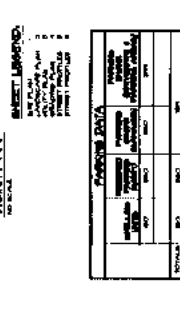
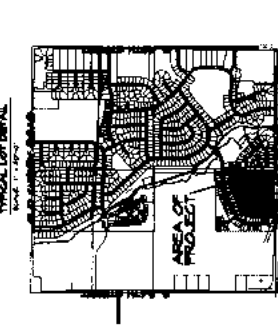
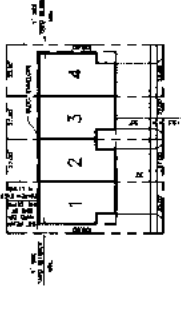
SCALE: 1"=50'

PROJECT #20217
DATE: 10/20/03
REVISIONS
12/20/03

1 OF 6

GENERAL NOTES:

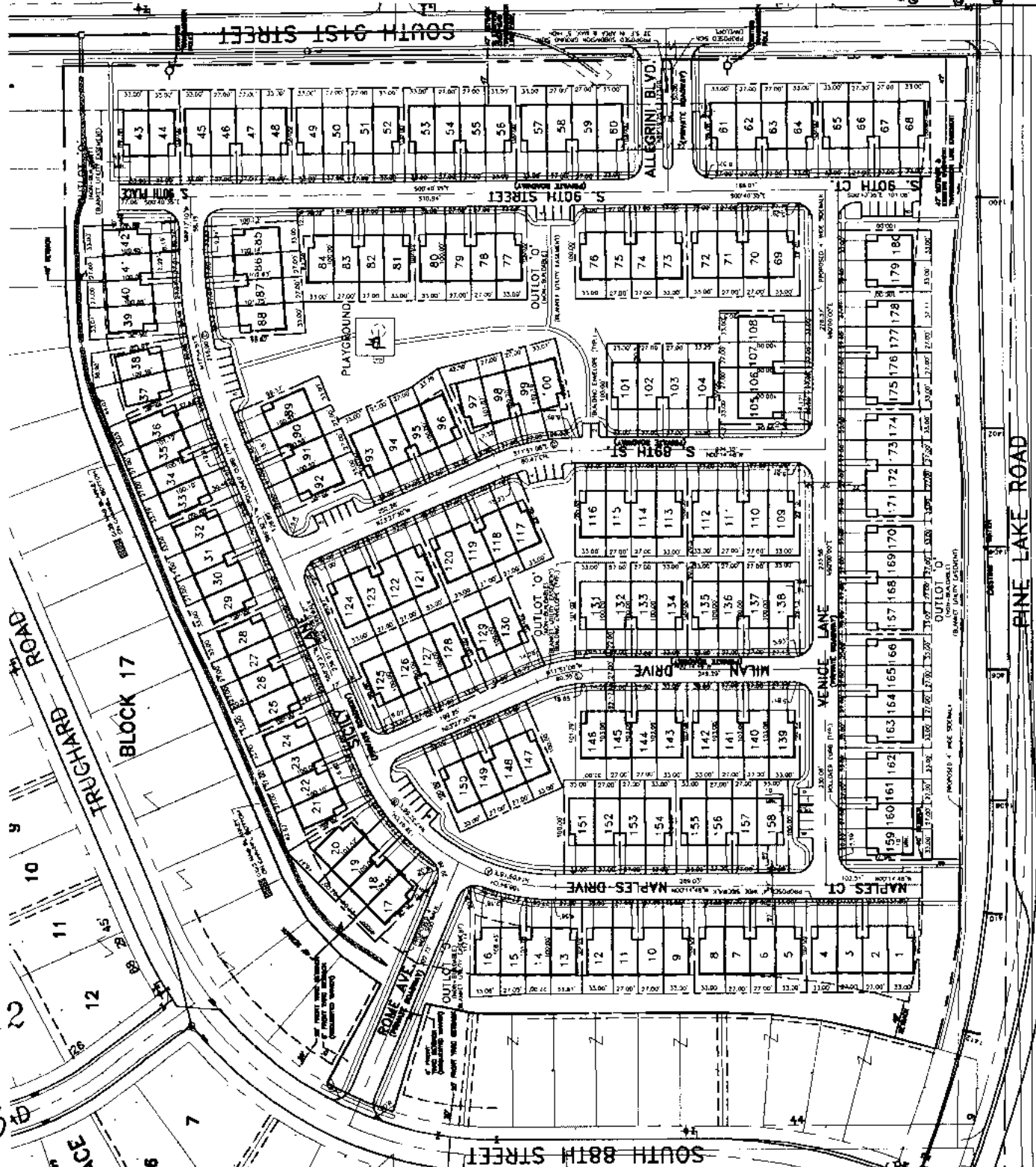
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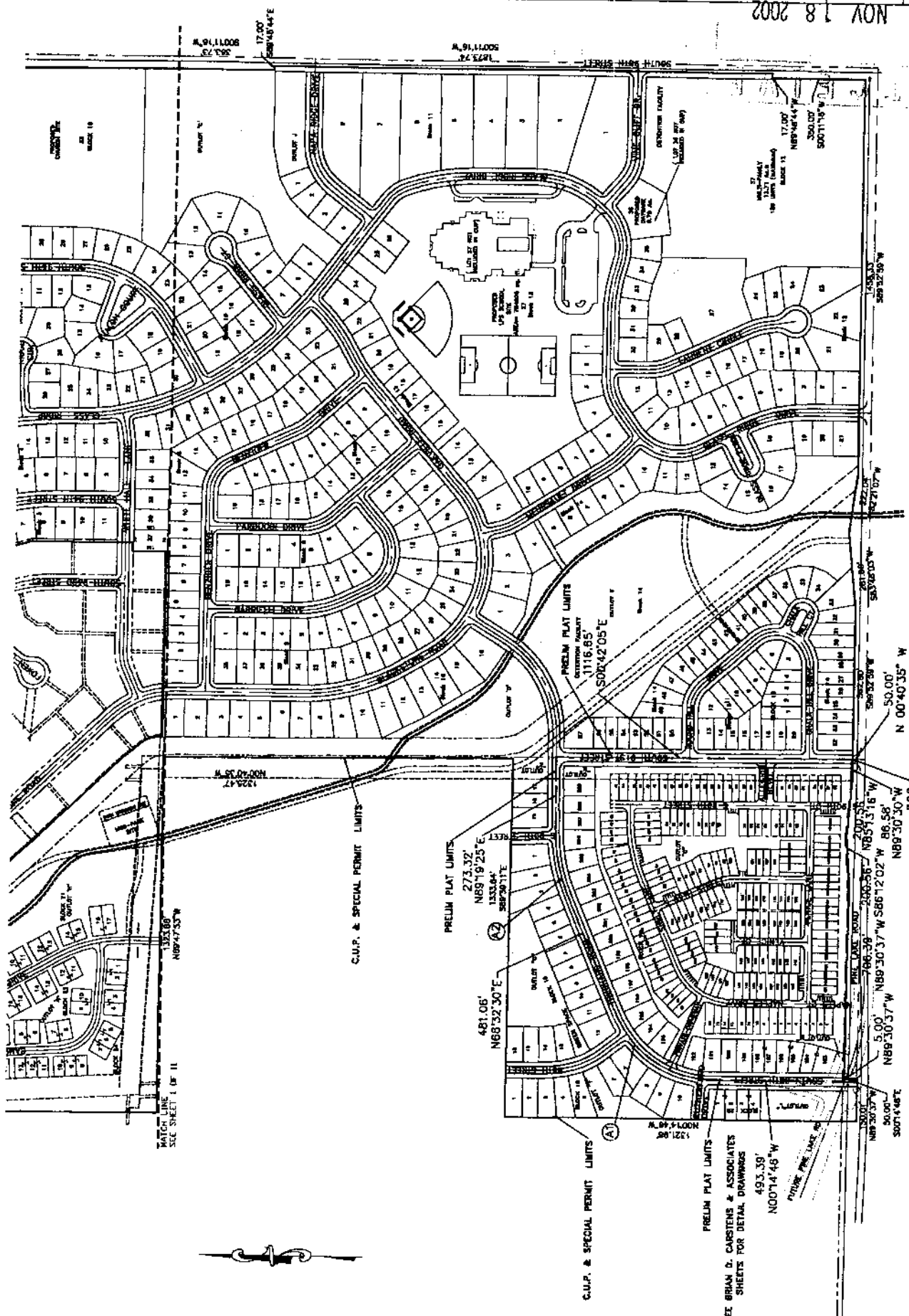


GENERAL DATA:

- 1. PROJECT #20217
- 2. DATE: 10/20/03
- 3. REVISIONS: 12/20/03
- 4. PROJECT #20217
- 5. DATE: 10/20/03
- 6. REVISIONS: 12/20/03
- 7. PROJECT #20217
- 8. DATE: 10/20/03
- 9. REVISIONS: 12/20/03
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- 11. DATE: 10/20/03
- 12. REVISIONS: 12/20/03

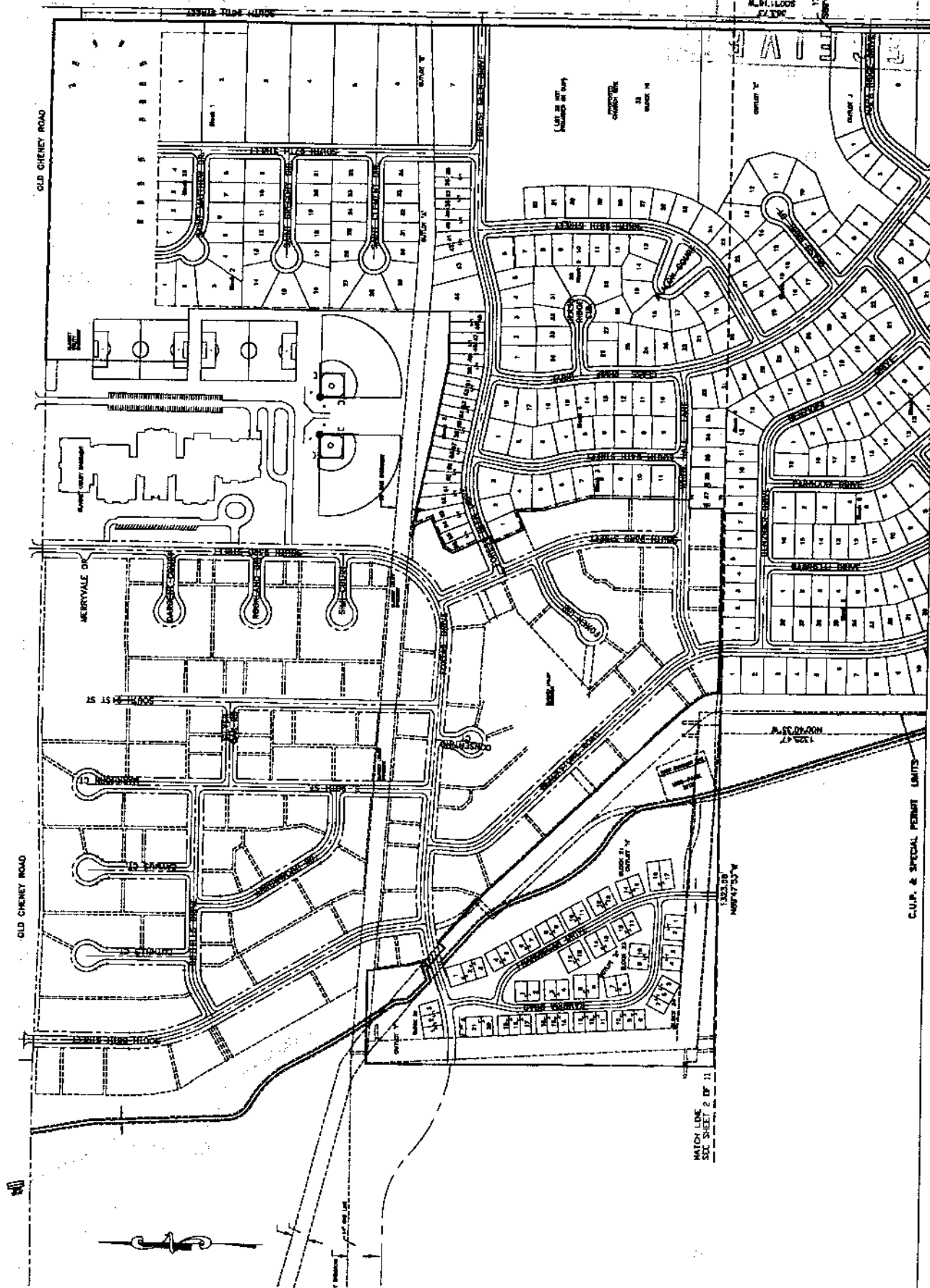
1-27-03





VINTAGE HEIGHTS 3RD ADDITION PRELIMINARY PLAT #02017

EDC ENGINEERING & DESIGN CONSULTANTS 11/1/2017		Project No. 17-001 Drawing No. 17-001-01 Date: 11/1/2017 Drawn by: JLD Checked by: JLD Title: VINTAGE HEIGHTS 3RD ADDITION City: Madison State: Wisconsin County: Dane Project Location: 17-001-01	CITY/PLANNING DEPARTMENT VINTAGE HEIGHTS 3RD ADDITION PRELIMINARY PLAT #02017 - Special Forward Community Use Permit #17-001-01 DATE: NOV 8 2017 TIME: 17:00 LOCATION: 17-001-01
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October 2, 2002

Mr. Marvin Krout, Dir. of Planning
City of Lincoln / Lancaster County
Planning Department
555 South 10th Street
Lincoln, NE 68508

630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

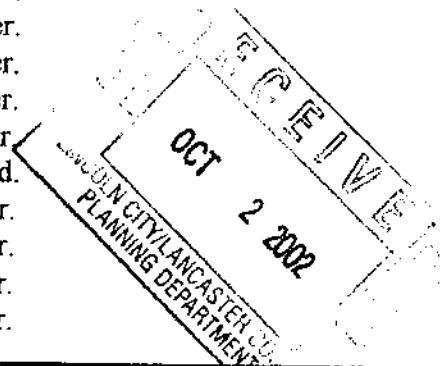
RE: Allegrini Terrace, Vintage Heights 3rd Add. #02017
Amend. CUP #3374 & Special Permit #1762A1
EDC Job #01-032

Dear Mr. Krout:

We are respectfully resubmitting the above mentioned project with comments from the Planning Staff letter dated September 6, 2002, addressed.

- 6 - Copies of sheet 1 of 11 Site Plan
- 6 - Copies of sheet 2 of 11 Site Plan
- 6 - Copies of sheet 10 of 11 Street Tree & Landscape Plan
- 6 - Copies of sheet 11 of 11 Street Tree & Landscape Plan
- 1 - Brian D. Carstens & Associates response letter

1. The project submittal is revised to not request the amendments to be administratively done, as requested.
2. See Brian D. Carstens and Associates response letter.
3. See Brian D. Carstens and Associates response letter.
4. See Brian D. Carstens and Associates response letter.
5. See Brian D. Carstens and Associates response letter.
6. See Brian D. Carstens and Associates response letter.
7. See Brian D. Carstens and Associates response letter.
8. See Brian D. Carstens and Associates response letter.
9. The plat is revised to indicate 66' of right-of-way and 33' of paving for So. 88th St. from Pine Lake Road north to Rutherford Drive.
10. See Brian D. Carstens and Associates response letter.
11. See Brian D. Carstens and Associates response letter.
12. See Brian D. Carstens and Associates response letter.
13. See Brian D. Carstens and Associates response letter.
14. See Brian D. Carstens and Associates response letter.
15. The project number is on the title block, as requested.
16. See Brian D. Carstens and Associates response letter.
17. See Brian D. Carstens and Associates response letter.
18. See Brian D. Carstens and Associates response letter.
19. See Brian D. Carstens and Associates response letter.



20. See Brian D. Carstens and Associates response letter.
21. See Brian D. Carstens and Associates response letter.
22. See Brian D. Carstens and Associates response letter.
23. See Brian D. Carstens and Associates response letter.
24. See Brian D. Carstens and Associates response letter.
25. See Brian D. Carstens and Associates response letter.
26. See Brian D. Carstens and Associates response letter.
27. See Brian D. Carstens and Associates response letter.
28. See Brian D. Carstens and Associates response letter.
29. See Brian D. Carstens and Associates response letter.
30. See Brian D. Carstens and Associates response letter.
31. See Brian D. Carstens and Associates response letter.
32. The surveyor's certificate is signed, as requested.
33. The boundary of the Preliminary Plat is defined by a heavy dashed line and is called out on the drawings, as requested.
34. The title block is revised to indicate this project as Vintage Heights 3rd Addition and all references to an Administrative Amendment are removed, as requested.
35. The Administrative Amendment approval block is removed and a Planning Commission approval block for the Preliminary Plat and a City Council approval block for the special permit, annexation and change of zone are added, as requested.
36. Errors in the Legal Description are corrected, as requested.
37. The Landscape Plans (sheets 10 & 11) are revised to indicate the landscaping shown on the Landscape Plan (sheet 2 of 6), as requested.
38. See Brian D. Carstens and Associates response letter.
39. Administrative Amendment # 02050 is approved and all changes are incorporated into this proposal.

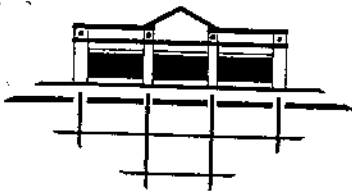
Thank you for working with us through this development review. If you have any further questions or comments, please contact me.

Sincerely,



Paula Dicero
CAD Manager

Enclosure



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

September 30, 2002

Mr. Marvin Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: ALLEGRINI TERRACE AT VINTAGE HEIGHTS 3RD ADDITION
PRELIMINARY PLAT #02017

Dear Mr. Krout,

We are re-submitting the above mentioned project as per the letter from Planning Staff dated September 6, 2002. The following items have been revised:

1. (See Engineering Design Consultants response letter)
2. The water mains in South 90th Street and Naples Court are shown extended South to the 16" water main in Pine Lake Road.
3. The sanitary sewer in South 90th Street and Naples Court are shown extended South into the right-of-way of Pine Lake Road and terminated with a manhole.
4. The proposed grades for Pine Lake Road have been received from Public Works Department. The information received was a proposed grade which is shown on a water main executive order plan. We have shown those grades over the proposed water main.
5. Lyle Loth of E.S.P. has reviewed the storm water issues from Public Works. The grading plan has been modified to show additional information.
6. See note #5 above.
7. Venice Court has been modified to a pavement width of 27 feet on the piece running north/south. The hammerhead of Venice Court is shown with 21 feet wide pavement since there are only 4 units that access the roadway.
8. We have not changed the drawings as requested. After discussions with Bob Hampton, the median at South 91st Street and Pine Lake Road is not acceptable. The location of South 91st Street, a collector street, was decided at the time of the Vintage Heights Preliminary Plat approval. Adjacent residential land uses were determined at that time. South 88th Street has been widened as requested.
9. See note #8 above.
10. See note #8 above.
11. See note #8 above.
12. The outlots have blanket utility easements. Note #16 has been added to the General Notes on sheet 1 of 6 indicating additional easements will be granted at the time of the final plat process as requested by LES.
13. The landscape plan has been revised to replace Spring Snowdrift Crabapple with Donald Wyman Crabapple. Screening has been added along the west and north property line of Outlot 'O'. Screening has also been added on the lots adjacent to South 91st Street.
14. Waiver #2 has been added to the Requested Waivers on sheet 1 of 6 to request the average lot width from 40 feet to 27 feet.
15. (See Engineering Design Consultants response letter)

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CITY/LANCASTER
PLANNING DEPT.
2 2002

16. Note #1 of the General Notes on sheet 1 of 6 has been modified to indicate that there are "44 four-plex (or townhouse) units and 3 two-family attached units".
17. A sheet legend has been added to sheet 1 of 6.
18. Note #10 of the General Notes on sheet 1 of 6 has been revised to include "except as shown".
19. The plans have been revised to clarify the subdivision sign envelope.
20. On sheet 1 of 6, a dimension and note call out the 47' overhead transmission line easement in a few places.
21. The plans have been revised to clarify the building envelope lines.
22. The references to side yard, back yard and front yard has been removed from all designations to setbacks.
23. The lots between South 90th Street and South 91st Street are shown fronting South 90th Street due to the fact of the transmission lines along South 91st Street. It would not be logical to force 66' driveways under the existing transmission lines. Apartments were originally envisioned along South 91st Street, we feel 4-plex units are more in scale with the duplexes on the east side of South 91st Street.
24. The sidewalks along South 90th Court and Naples Court have been extended out to the sidewalk along Pine Lake Road.
25. See note #8 above.
26. Allegrini Boulevard between South 90th Street and Naples Drive has been renamed to Venice Lane.
27. Sicily Lane has been named Sicily Lane from South 90th Street to the private driveway, from the private driveway to Venice Lane renamed to Naples Drive and from Venice Lane to the south renamed to Naples Court.
28. Waiver #5 of the Requested Waivers on sheet 1 of 6 has been added to request a waiver of sidewalks on the south side of Venice Court.
29. A parking schedule has been added to sheet 1 of 6.
30. Screening has been added as noted in note #13 above. A tree planting detail has been added to the landscape plan.
31. Waiver #4 has been added to the Requested Waivers on sheet 1 of 6 to request a waiver of the depth to width ratio from 3/1 to 4/1.
32. (See Engineering Design Consultants response letter)
33. (See Engineering Design Consultants response letter)
34. (See Engineering Design Consultants response letter)
35. (See Engineering Design Consultants response letter)
36. (See Engineering Design Consultants response letter)
37. (See Engineering Design Consultants response letter)
38. The streets that dead end after intersecting with another street have been named South 90th Place, South 90th Court and Naples Court.
39. (See Engineering Design Consultants response letter)

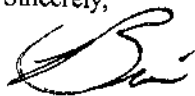
The requested waivers have been modified as follows:

1. Front yard setback on Lot 42, east side; Lot 60, south side; Lot 61, north side; Lot 69, south side; Lot 85, east side; Lot 92, west side; Lot 105, west side; Lot 109, south side; Lot 124, north side; Lot 140, south side; Lot 141, south side; Lot 148, north side; Lot 153, north side; Lot 160, south side; Lot 161, west side; Lot 182, east side; from 30 feet to 5 feet.
2. Average lot width from 40 feet to 27 feet.
3. Lot area from 5,000 square feet to 2,680 square feet.
4. Lot depth to width ratio from 3/1 to 4/1.
5. Waiver of sidewalks on the south side of Venice Court.

Page 3

Please contact me if you have any further questions.

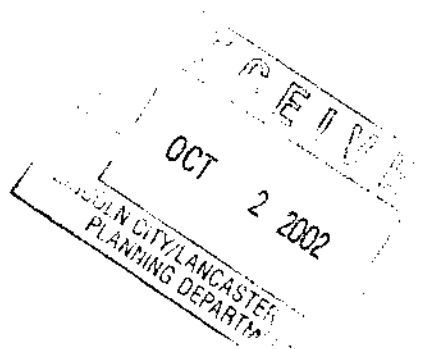
Sincerely,



Brian D. Carstens

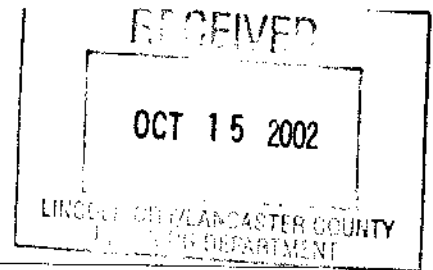
cc. Cameron Homes
Lyle Loth

ENCLOSURES: 6 copies of sheets 1 through 6
8-1/2" x 11" reductions of the plans



019

Memorandum



To: Becky Horner, Planning
From: Dennis Bartels, Public Works and Utilities
Subject: Allegrini Terrace at Vintage Heights 3rd Addition, Preliminary Plat and CUP
Date: October 14, 2002
cc: Randy Hoskins
Ben Higgins
Nicole Fleck-Tooze

Engineering Services has reviewed the preliminary plat and community unit plan for Allegrini Terrace at Vintage Heights 3rd Addition and has the following comments:

1. Sewer and Water - Sanitary sewer and water mains have been revised per previous comments and are satisfactory. The revisions to the drainage and grading plan raise an additional concern, the sanitary sewer in the northeast corner of the plat between 90th and 91st. The location is shown at the bottom of a drainage ditch with the required easement on the steep side slopes. This is unsatisfactory. A specific 30' easement is required for this sewer. The blanket easement is not satisfactory.
2. Drainage and Grading - Revisions were made to the grading along Pine Lake Road but the plan still shows drainage from the edge of pavement to the property line rather than property line to the pavement.

The grading information provided in the northeast corner of the plat is unsatisfactory. The plan shows grading a 30' wide swale over the storm sewer in the 91st Street right-of-way. Grading and sidewalk grades in 91st Street will not be altered. Without the regrading of the right-of-way, it appears that lots to the north will be flooded in the 100 year event. This is unsatisfactory.

Design standards require low flow liners or other means to provide a stable grade or hardened bottom along open drainage channels. None are shown. The bottom of the proposed channel along the north side of the plat is adjacent to on-platted lots. These lots should be protected up to 100 year storm. Opening elevations for houses should be shown for lots adjacent to open drainage channels.

3. Streets - Public Works still recommends the private driveway east of 88th be built as a private roadway. Block length requirements as well as likely traffic numbers require a private roadway

The north-south portion of Venice Court as it intersects the east-west portion is in violation of the platform requirement. Venice Court does not have a permanent turn-around as per subdivision ordinance requirements.

88th Street is shown a wider pavement and right-of-way per Public Works comment. The letter of application speaks to objections to 91st Street changes. Public Works has not requested changes to 91st at Pine Lake Road but was pointing out to the developer that a median opening will likely not be provided on Pine Lake Road for 91st Street in Vintage Heights.

4. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: October 8, 2002

Re: Vintage Heights 3rd Addition (Resubmittal PP 02017)

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



INTER-DEPARTMENT COMMUNICATION

DATE August 19, 2002

TO ~~Tom Calka~~, City Planning
1301ky
SUBJECT DEDICATED EASEMENTS
DN #63S-94E

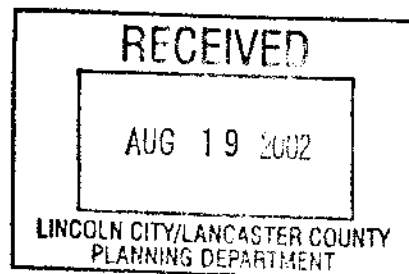
FROM Sharon Theobald
(Ext. 7640)

Attached is the Preliminary Plat for Vintage Heights 3rd Addition.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, over all of the outlots. Additional easements will be requested when the Final Plat is submitted.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICEFOI\DEEAS.Fm



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: Tom Cajka <TCajka@ci.lincoln.ne.us>
cc:
Subject: Vintage Heights 3rd Addition

08/20/2002 12:29 PM

Mr. Cajka,

The Lincoln Police Department has no objections to the Vintage Heights 3rd Addition SP # 1762a & PP # 02017.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

Richard J Furasek
08/28/2002 10:26
AM

To: Thomas J Cajka/Notes@Notes
cc:
Subject: Vintage Heights 3rd Addition.

I have reviewed the proposed SP 1762AI, PP02017 & the CUP3374, and find them acceptable from the departments perspective.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF02068

Address

Job Description: Development Review - Fire

Location: VINTAGE HEIGHTS 3RD ADD

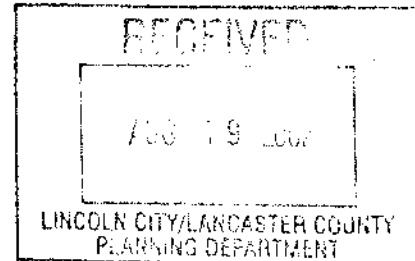
Special Permit: Y 1762A

Preliminary Plat: Y 02017

Use Permit:

CUP/PUD:

Requested By TOM CAJKA



Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards